

168
PREPARED BY AND RETURN TO: JAMES E. WOODS
BRIDGFORTH, WOODS, BUNTIN & SNYDER
P. O. Box 456
Olive Branch, MS 38654

WARRANTY DEED

DREXEL TOLAND

GRANTOR

TO

EDWARD J. LYON

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, DREXEL TOLAND, do hereby sell, convey and warrant unto EDWARD J. LYON, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

A 172.688 acre tract in sections 24 and 25, Township 3 South, Range 6 West, DeSoto County, Mississippi, being the same property as recorded in the Chancery Clerk's Office, in Deed Book 44, Page 212, as tracts 3 and 4 and recorded in Real Estate Trust Deed Book 392, Page 630, and being more particularly described as BEGINNING at the northwest corner of Section 25, Township 3 South, Range 6 West, DeSoto County, Mississippi; thence South 89 degrees 58 minutes 11 seconds East, along the north line of Section 25, 825.0 feet to the point of beginning; thence South 89 degrees 58 minutes 11 seconds East, along said Section 1815.0 feet to a point; thence North 0 degrees 01 minutes 49 seconds East, along the 1/2 Section Line of Section 24, 2240.10 feet to a point in the centerline of Pidgeon Roost Drainage Ditch; thence South 33 degrees 09 minutes 46 seconds East, along the centerline of said ditch 2411.15 feet in the west line of the east 1/2 of the southeast 1/4 of Section 24; thence South 0 degrees 01 minutes 49 seconds West, along said 1/4 section line 222.38 feet to a point in the north line of Section 25; thence South 89 degrees 58 minutes 11 seconds East, along the north line of Section 25, 145.48 feet to a point in the centerline of Pidgeon Roost Creek; thence South 33 degrees 09 minutes 46 seconds East, along the centerline of Pidgeon Roost Creek 1872.83 feet to a point; thence North 89 degrees 58 minutes 11 seconds West, generally following an old fence and tree line, 4244.89 feet to an old 3" galvanized iron pipe; thence North 2 degrees 11 minutes 40 seconds West, 1568.42 feet to the point of beginning, containing 7,522,278.070 square feet or 172.688 acres.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights-of-way and easements for public roads and public utilities.

Taxes for the year 1991 are to be prorated and possession is to take place upon the delivery of this Deed subject to renters in possession with growing crops which Grantor shall retain rents for current crop year.

Grantor covenants and warrants that this property constitutes homestead of no one.

WITNESS MY SIGNATURE, this the 4 day of October, 1991.

Drexel Toland
DREXEL TOLAND

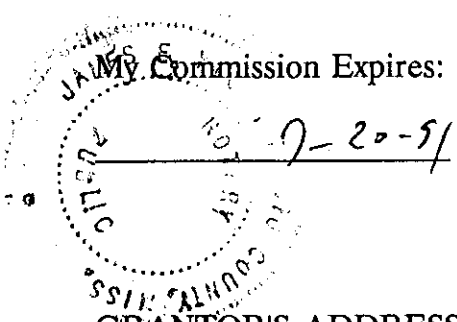
STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DREXEL TOLAND, who acknowledged that he signed and delivered the above and foregoing WARRANTY DEED on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND and Official Seal of Office, this the 4th day of October, 1991.

James S. Wood
NOTARY PUBLIC



My Commission Expires:

GRANTOR'S ADDRESS:
4910 G-TOWN RD S,
MEMO TX 78141
Hm. Phone: 755-2577
Wk. Phone: 332-1121

GRANTEE'S ADDRESS:
8058 GERMANTOWN RD
OLIVE BRANCH, MS 38654
Hm. Phone: 601-895-5687
Wk. Phone: 601-895-6605

STATE MS.-DESOTO CO. *hnd*
FILED

OCT 8 9 38 AM '91

RECORDED 10-10-91
DEED BOOK 239
PAGE 168
W.E. DAVIS CH. CLK.